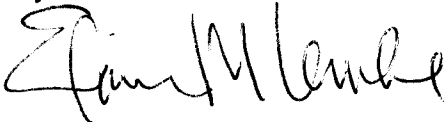


ANALYSIS

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles
County Code, relating to establishing the Juniper Hills Community Standards District.

RAYMOND G. FORTNER, JR.
County Counsel

By 

ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:di

1/30/07 (requested)

3/9/07 (revised)

ORDINANCE NO. 2007-0076

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, relating to establishing the Juniper Hills Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.110 is hereby amended to read as follows:

22.44.110 List of districts.

The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
...
<u>31</u>	<u>Juniper Hills</u>	<u>2007-0076</u>	<u>06-26-2007</u>

SECTION 2. Section 22.44.140 is hereby added to read as follows:

22.44.140 Juniper Hills Community Standards District.

A. Intent and Purpose. The Juniper Hills Community Standards District ("CSD") is established to ensure that future public and private improvements are consistent with the community's existing development pattern and the goals, objectives, and policies of the Antelope Valley Areawide Plan. Juniper Hills is a rural community in which dispersal of land uses is preferred over concentrated density. Juniper Hills is not an appropriate location for urban infrastructure such as expensive public sewage and water systems. The standards contained in this CSD are intended to maintain the low

densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Exemptions. This CSD shall not apply to:

1. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete filings prior to the effective date of this CSD:

- a. Building permits;
- b. Director's reviews;
- c. General plan amendments and area plan amendments;
- d. Tentative tract maps and parcel maps;
- e. Zone changes;
- f. Zoning conformance reviews; and
- g. Zoning permits listed in Chapter 22.56.

2. Additions to existing structures, provided that such additions do not cumulatively increase the existing floor area of any structure by more than 25 percent.

D. Notice and Application Requirements for Proposed Projects or Permits.

Applications for conditional use permits, general plan and area plan amendments, tentative tract maps and parcel maps, variances, zone changes, and other zoning permits shall contain the following information in addition to that required by the other applicable provisions of Title 21 and Title 22:

1. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways and streets and the location and dimensions of all parcels of land within a distance of 1,000 feet from the exterior boundaries of the subject parcel(s) of land. One copy of said map shall indicate the uses established on every parcel of land shown within said 1,000 foot radius.

2. A list, certified by affidavit or statement under penalty of perjury pursuant to section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning parcels of land within a distance of 1,000 feet from the exterior boundaries of the subject parcel(s) of land. If, in using this 1,000 foot radius, the list does not include at least 25 property owners, excluding the applicant, the radius shall be expanded equally in all directions until the list includes at least 25 property owners, excluding the applicant. Three sets of mailing labels for these property owners shall also be included.

E. Community-wide Development Standards.

1. Public Street Improvements.

a. Public streets shall be limited to a paved width of 28 feet, excluding any inverted shoulder, concrete flow line, or slope easement.

b. Where shoulders are deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works, inverted shoulder cross-sections shall be utilized.

c. Curbs, gutters, and sidewalks are prohibited on new streets constructed in conjunction with a land division unless deemed necessary for the safety of pedestrians and vehicular traffic by the department of public works after consultation with the adjacent property owners.

d. The addition of curbs, gutters, and sidewalks are prohibited on existing streets unless deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works after consultation with the adjacent property owners.

2. Private Street and Right-of-Way Improvements. The following standards shall apply to private streets and right-of-ways that provide access to one or more lots or parcels of land:

a. Paving shall only be required if necessary to comply with fire department regulations and the requirements of the Fire Code; and

b. Width shall be limited to 28 feet unless a greater width is necessary to comply with fire department regulations and the requirements of the Fire Code.

3. Street Lighting.

a. Street lights are prohibited on new streets constructed in conjunction with a land division.

b. The addition of street lights is prohibited on existing streets unless deemed necessary for the safety of pedestrian and vehicular traffic by the

department of public works after consultation with the adjacent property owners. Where installed:

- i. Street lights shall be compatible in style and material with the poles on which they are mounted;

- ii. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by the department of public works; and

- iii. Street lights shall be designed to prevent off-street illumination and glare. Hooding and shields shall be used to deflect light away from adjacent parcels.

4. Drainage. Drainage structures shall utilize natural materials and colors and shall not alter natural drainage courses to the maximum extent feasible.

5. Trails. In reviewing and establishing design conditions for any land division, the commission or the hearing officer shall determine that the land division promotes the community trails objectives stated in the Trails Plan of the Antelope Valley Areawide General Plan.

6. Lot Design.

- a. Each new lot or parcel of land created by a land division shall contain a gross area of not less than five acres.

- b. Each new lot or parcel of land created by a land division shall have a required width of not less than 330 feet and a required depth of not less than 330 feet.

7. Hillside Development. Density-controlled development shall be prohibited in this CSD.

8. Grading. A conditional use permit as provided in Part 1 of Chapter 22.56 shall be required for any grading on a lot or parcel of land, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24 month period. For purposes of computing the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the fire department shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

9. Vegetation Conservation.

a. The removal or destruction of vegetation of any kind on a lot or parcel of land two-and-one-half acres or greater in size shall require a conditional use permit pursuant to Part 1 of Chapter 22.56 where the area of removal or destruction is greater than 30 percent of the gross area of the lot or parcel.

b. This subsection shall not apply to the removal or destruction of vegetation:

- i. On a publicly owned right-of-way;
- ii. That is necessary to allow for the construction of additions to single-family residences permitted by this Title 22;
- iii. That is necessary to allow for the construction of accessory structures or additions to accessory structures permitted by this Title 22;

iv. That is necessary to implement the State of California's vegetation management program, is necessary to implement fire hazard reduction projects approved by the local and State Fire Safe Counsel, is necessary to comply with county regulations relating to brush clearance or fire safety, or that is otherwise required by the fire department;

v. For work performed under a permit issued to control erosion or flood hazards; or

vi. For accessory agricultural uses permitted by this Title 22.

c. Where any land division is proposed:

i. Plans depicting existing vegetation shall be submitted with the application;

ii. When the land division proposes new development, a fuel modification plan(s) shall also be submitted with the application that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of each lot to be created unless such removal or destruction meets the exclusions contained in subsection E.9.b, above, absent issuance of a conditional use permit under subsection E.9.a, above. Such land division shall be conditioned upon the recording of a vegetation conservation covenant with the county recorder to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster,

subject to the exclusions contained in subsection E.9.b, above, and subject to the right to obtain a conditional use permit under subsection E.9.a, above.

iii. When the land division does not propose new development, it shall be conditioned upon recording of a covenant with the county recorder to ensure permanent maintenance of existing vegetation on lots or parcels of land created by the land division until such time that development is proposed, barring a fire or other natural disaster and subject to the exclusions listed in subsection E.9.b, above, and further subject to the right to obtain a conditional use permit under subsection E.9.a, above.

d. Where a new single-family residence is proposed on an existing unimproved lot or parcel of land two-and-one-half acres or greater in size:

i. Site plans shall be submitted to the director pursuant to Part 12 of Chapter 22.56 that depict existing vegetation;

ii. A fuel modification plan shall also be submitted to the director that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of the lot or parcel unless such removal or destruction meets the exclusions contained in subsection E.9.b, above, absent issuance of a conditional use permit under subsection E.9.a, above. A vegetation conservation covenant shall be recorded with the county recorder for each such parcel or lot to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster,

subject to the exclusions contained in subsection E.9.b, above, and subject to the right to obtain a conditional use permit under subsection E.9.a, above.

e. Transplantation of vegetation is encouraged as an alternative to removal.

10. Vegetation Conservation Buffer. Notwithstanding the provisions of Subsection E.9, above:

a. A vegetation conservation buffer with a depth of not less than 30 feet shall be established and maintained along the boundary of a lot or parcel of land bordering upon a public street or a private street or right-of-way. If more than one boundary of a lot or parcel of land borders upon a public street or private street or right-of-way, the vegetation conservation buffer shall be established and maintained along the boundary of the lot or parcel of land bordering upon the widest public street or private street or right-of-way;

b. In cases where a vegetation conservation buffer is established pursuant to subsection E.10.a, above, the 30-foot depth shall be measured from the property boundary unless such boundary is located within a public street or private street or right-of-way, in which case, it shall be measured from the edge of the street or right-of-way closest to the interior of the lot or parcel;

c. No vegetation of any kind within the vegetation conservation buffer shall be removed or destroyed, with the following exceptions:

i. Vegetation may be removed for the purpose of establishing wells, well pump houses, pumps, tanks, and other well-related fixtures;

ii. Vegetation may be removed for one driveway path for each 165 feet of lot width, provided that such driveway path is limited to a width of 28 feet; and

iii. Vegetation may be removed for compliance with county regulations relating to brush clearance safety, fuel modification, or other fire department requirements.

11. Required Yards.

a. Required front, side, and rear yards shall have a minimum depth of not less than 30 feet.

b. Required front, side, and rear yards shall be measured from the property boundary unless such boundary is located within a public street or a private street or right-of-way providing access to one or more lots or parcels of land, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot or parcel.

c. Wells, well pump houses, pumps, tanks, and other well-related fixtures shall be permitted within required front, side, and rear yards.

d. Accessory structures shall be prohibited within required rear yards.

e. Fences. For purposes of this subsection, perimeter fences are defined as those fences or walls that mark the boundaries of a lot or parcel of land and agricultural fences are defined as those fences or walls used to contain livestock or

other animals. Fences and walls within required yard areas shall comply with Section 22.48.160 as well as the following provisions/restrictions:

- i. Perimeter fences within any required yard area shall not exceed a height of six feet;
- ii. At least 90 percent of the top three feet of the vertical surface of all perimeter fences shall be open and non-view obscuring;
- iii. Agricultural fences are prohibited within any required yard area; and
- iv. Barbed or concertina wire shall not be used in any fence within any required yard area.

f. Modifications to the above yard and fence requirements may be granted by the director for the reasons set forth in Section 22.48.180, provided that:

- i. An application is filed for the director's review and approval in accordance with Part 12 of Chapter 22.56; and
- ii. Such application includes the information specified in Subsection D, above:

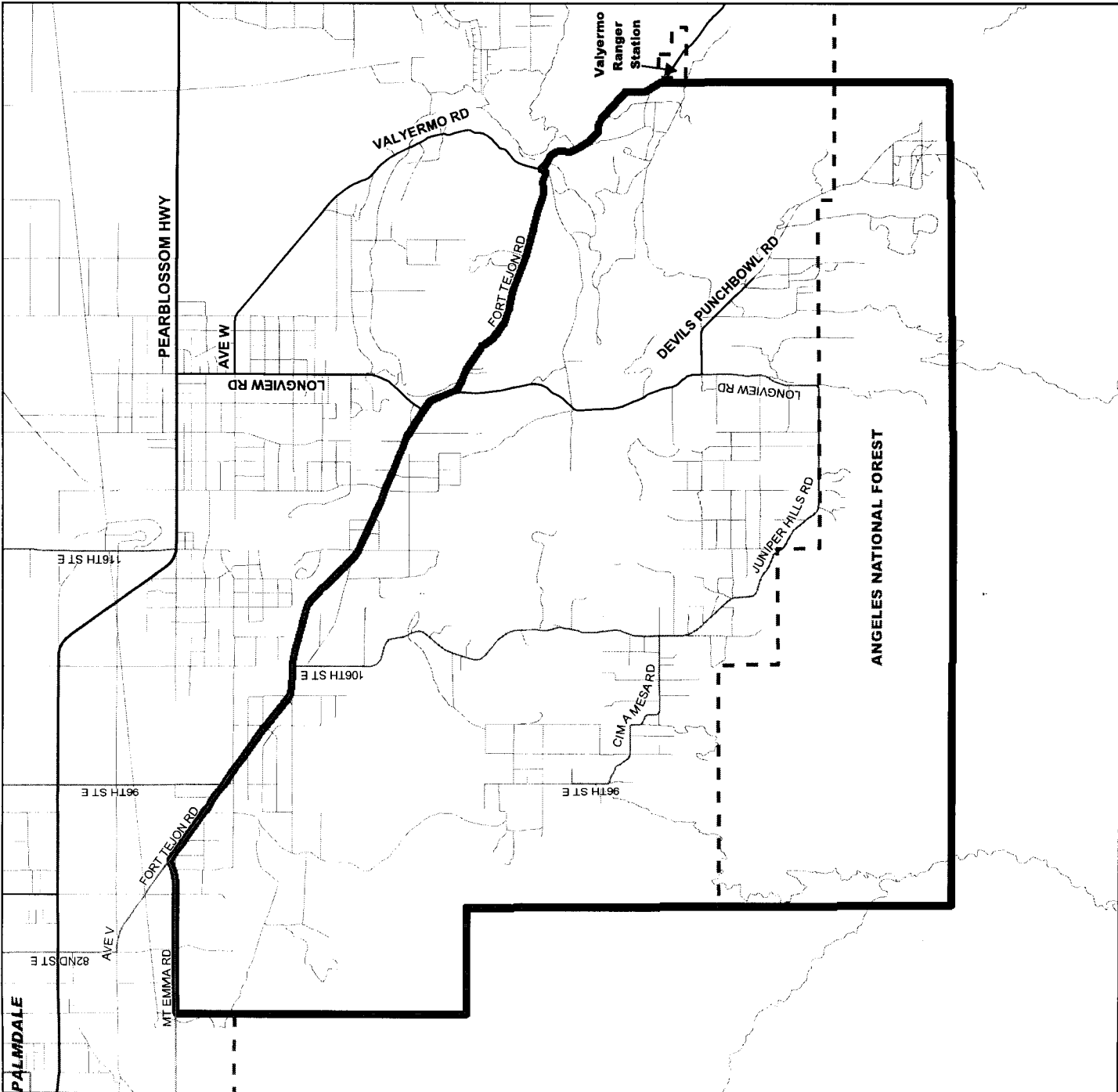
12. Lighting. Exterior lighting to be installed in new development shall be designed to prevent off-site illumination and glare. Hooding and shields shall be used to deflect light away from adjacent parcels and public areas.

F. Zone-specific Development Standards. (Reserved)

G. Area-specific Development Standards. (Reserved)

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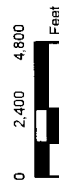
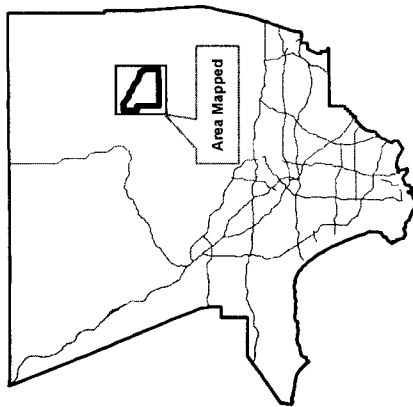


**Boundary of the
Juniper Hills
Community Standards District**

Legend:

- Streets
- CSD Boundary
- National Forest

Key Map:



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

SECTION 3. This ordinance shall be published in The Metropolitan News a newspaper printed and published in the County of Los Angeles.



Zev Yaroslavsky
Chairman

ATTEST:

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of June 26, 2007 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes

Supervisors Gloria Molina
Yvonne B. Burke
Don Knabe
Michael D. Antonovich
Zev Yaroslavsky

Noes

Supervisors None

Effective Date: July 26, 2007

Operative Date:

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By Charlette R. Bradford
Deputy



APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By Leela Kapur
Leela Kapur
Chief Deputy County Counsel